

**TRANSPORTATION PHASING PLAN FOR DEL MAR MESA  
REQUIRED IMPROVEMENTS & BUILDING PERMITS NOT  
TO EXCEED <sup>1, 2</sup>**

| PHASE  | DAILY TRIPS  | TRANSPORTATION IMPROVEMENTS |  | STATUS                |
|--|--|-----------------------------|--|-----------------------|
| 1A<br>For access via Carmel Country Road or Del Mar Mesa (Shaw Ridge) Road | Resort Hotel and Golf Course<br>4,400 ADT<br>+<br>220 DU's (2200 ADT)<br><br>Total 6,600 ADT | 1.                          | Carmel Country Road constructed as a 4-Lane Major street from SR-56 to south of Neighborhood 10's northern boundary. <sup>3</sup>  | Complete              |
|  |  | 2.                          | Del Mar Mesa constructed as a 2-Lane Residential Local street, from Carmel Country Road to Camino Santa Fe. FBA-funded.  | Complete              |
|  |  | 3.                          | Traffic signal to be installed at Carmel Country Road/Neighborhood 8 development (Palacio Del Mar) entrance. To be paid for by the Carmel Valley Neighborhood 10 developer and the Del Mar Mesa FBA on a fair share basis.   | Scheduled for FY 2004 |
|  |  | 4.                          | Traffic signal to be installed at Carmel Country Road/Resort entrance. Developer only. <sup>4</sup>  | Complete              |
| 1B<br>For access Via Carmel Mountain Road<br><br><sup>5</sup>              | 150 DU's<br><br>(1,500 ADT)  | 5.                          | Extend Carmel Mountain Road in phases east of neighborhood 10 to Del Mar Mesa Road as a two lane modified collector.   |                       |
|  |  | 6.                          | Install traffic signal at Carmel Country Road and Cloverhurst Way as required by the City engineer.  |                       |
|  |  | 7.                          | Install traffic signal at Carmel Country Road and Craven Ridge Way as required by the City engineer.   |                       |
| 2<br>For Buildout of Community   | 178 DU's<br><br>(1,780 ADT)  | 8.                          | A 4-lane arterial road (as an interim improvement prior to completion of SR-56 by CALTRANS), from the existing eastern terminus of SR-56 to Camino Santa Fe, including a grade separated interchange. Costs for the 4-lane arterial road and the interchange bridge are to be paid for as part of the SR-56 project. Costs for the interchange ramps are to be paid by the Pacific Highlands Ranch FBA and Del Mar Mesa FBA on a fair share basis. |                       |
|  |  | 9.                          | Camino Santa Fe connection constructed as a 2-Lane Collector street from SR-56 to Del Mar Mesa Road. This improvement is to be paid by the Del Mar Mesa FBA. <sup>4</sup>  |                       |

*Del Mar Mesa Public Facilities Financing Plan FY 2004*

1. This Transportation Phasing Plan is intended as a guideline to sequentially provide the roads that are required to support the developments in Del Mar Mesa. It must be updated on a regular basis to reflect the actual land development and trip distribution patterns in the area.
2. Building permits may not be obtained to construct any dwelling units beyond the daily trips threshold that is listed under column 2, unless the projects that are listed under the "Transportation Improvements" column are: completed; under contract; bonded; scheduled in the City's Capital Improvements Program for the same year building permits are requested; or programmed in the State Transportation Improvements Program (STIP) for the same year that building permits are requested.
3. Construction of Carmel Country Road is also a condition of development in Carmel Valley, for which Del Mar Mesa must pay its fair share contribution through the formation of a reimbursement district.
4. "Developer only" means the improvement is to be constructed and be 100% paid for by the adjacent developer.
5. This phase shall consist of 150 DU's (1,500 ADT) lying south of Del Mar Mesa Road and which access Carmel Mountain Road with traffic loading to the southwest to Carmel Country Road through Neighborhood 10. Until Phase 2 has been satisfied, Carmel Mountain Road will not be connected for through traffic to Del Mar Mesa Road.